060.0	0001	0005.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	372,800 /	372,800
					USE VALUE:	372,800 /	372,800
					ASSESSED:	372,800 /	372,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	A	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON COAL & LUMBER CO
Owner 2:	
Owner 3:	
Street 1:	41 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1,748 Sq. Ft. of land mainly classified as Store with a Store Building built about 1965, having primarily Conc. Block Exterior and 748 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	1748.000	106,200		266,600	372,800
Total Card	0.040	106,200		266,600	372,800
Total Parcel	0.040	106,200		266,600	372,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.40 | /Parcel: 498.4

Legal Description

User Acct 39559

GIS Ref

GIS Ref

Insp Date 06/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 060.0-0001-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	106,200	0	1,748.	262,200	368,400	368,400	Year End Roll	12/18/2019
2019	325	FV	101,300	0	1,748.	244,700	346,000	346,000	Year End Roll	1/3/2019
2018	325	FV	101,300	0	1,748.	218,500	319,800	319,800	Year End Roll	12/20/2017
2017	325	FV	101,300	0	1,748.	192,300	293,600	293,600	Year End Roll	1/3/2017
2016	325	FV	101,300	0	1,748.	144,200	245,500	245,500	Year End	1/4/2016
2015	325	FV	91,500	0	1,748.	78,700	170,200	170,200	Year End Roll	12/11/2014
2014	325	FV	91,500	0	1,748.	78,700	170,200	170,200	Year End Roll	12/16/2013
2013	325	FV	91,500	0	1,748.	78,700	170,200	170,200		12/13/2012

!5229!

PRINT

Date	Time
12/10/20	20:08:59

LAST REV

Date	Time
10/09/19	15:47:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5229

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUGGIERO CHRIST	25538-109		8/1/1995		112,500	No	No		Y

USER DEFINED

Prior Id # 1:	39559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/1997	454		10,000					CONNECT STOREFRONT

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2018	Meas/Inspect	HS	Hanne S
3/20/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		1748		Sq. Ft.	Site		0	30.5	5.00	CA									266,570						266,600	

Total AC/HA: 0.04013 | Total SF/SM: 1748 | Parcel LUC: 325 Store | Prime NB Desc: COMM AVG | Total: 266,570 | Spl Credit | Total: 266,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	white		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	0.95031679
Adj $ / SQ:	118.790
Other Features:	7500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	140678
Depreciation:	34466
Depreciated Total:	106212

COMMENTS

KITCHEN DESIGN CENTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

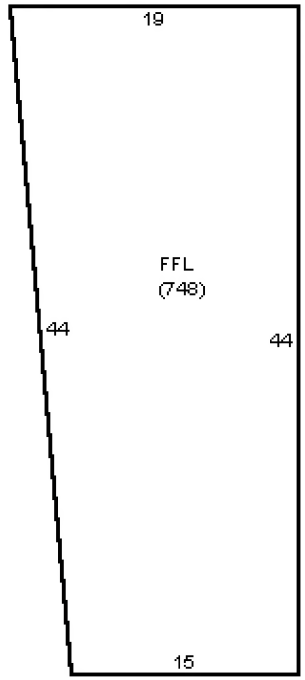
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	748	118.790	88,855

Net Sketched Area:	748	Total:	88,855
Size Ad	748	Gross Are	748	FinArea	748
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.43
Special Features:	0	Val/Su Net:	141.98
Final Total:	106200	Val/Su SzAd	141.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0001-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	